

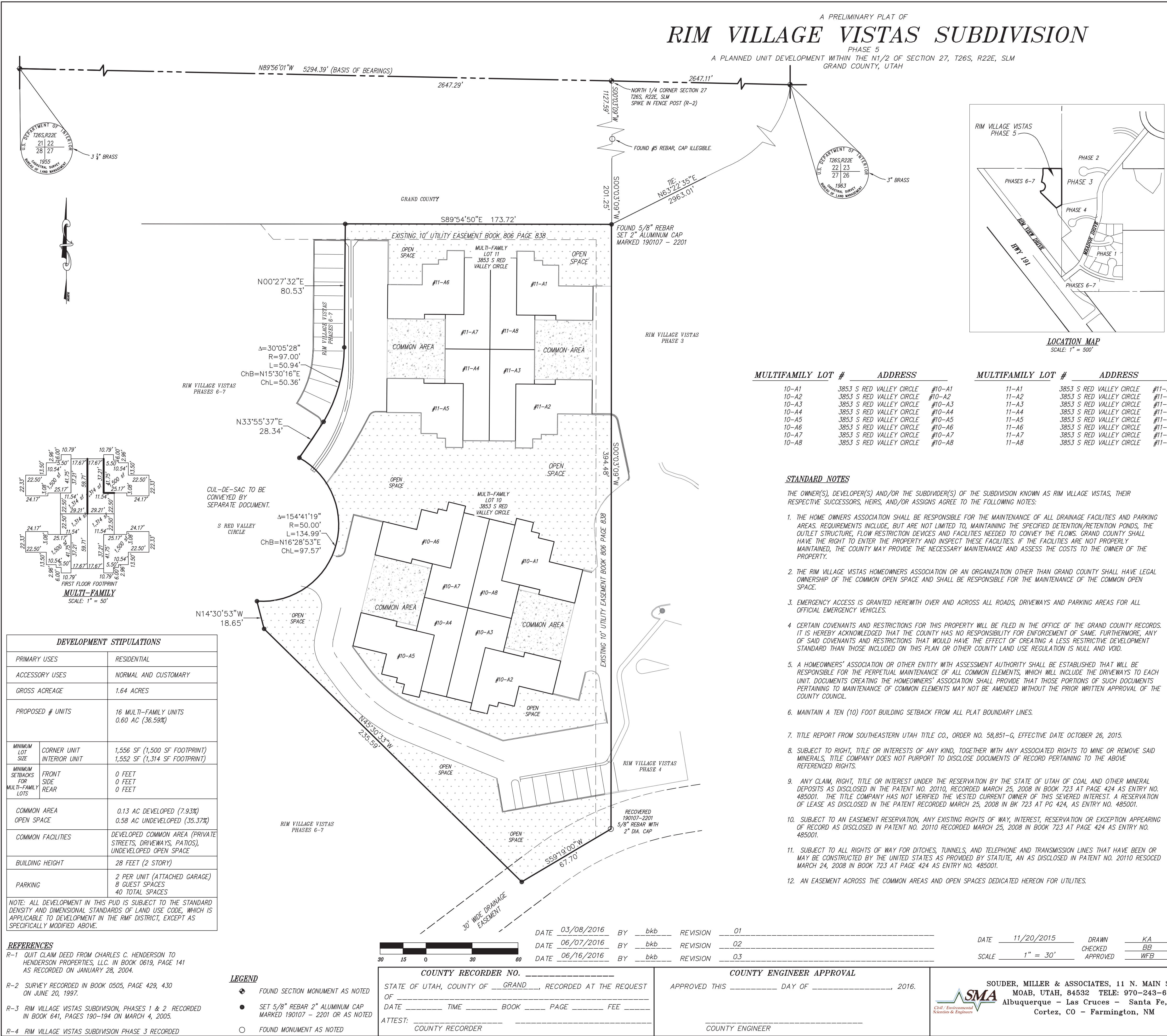
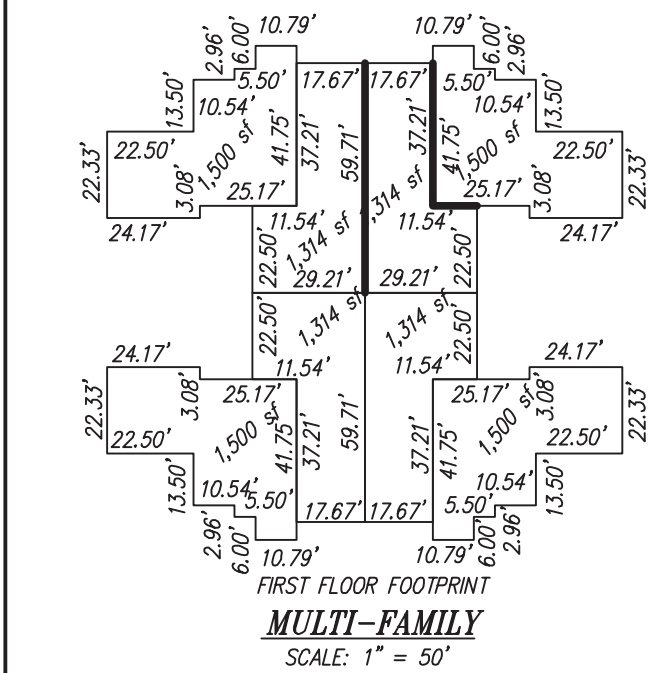
DEVELOPMENT STIPULATIONS		
PRIMARY USES		RESIDENTIAL
ACCESSORY USES		NORMAL AND CUSTOMARY
GROSS ACREAGE		1.64 ACRES
PROPOSED # UNITS		16 MULTI-FAMILY UNITS 0.60 AC (36.59%)
MINIMUM LOT SIZE	CORNER UNIT INTERIOR UNIT	1,556 SF (1,500 SF FOOTPRINT) 1,552 SF (1,314 SF FOOTPRINT)
MINIMUM SETBACKS FOR MULTI-FAMILY LOTS	FRONT	0 FEET
	SIDE	0 FEET
	REAR	0 FEET
COMMON AREA OPEN SPACE		0.13 AC DEVELOPED (7.93%) 0.58 AC UNDEVELOPED (35.37%)
COMMON FACILITIES		DEVELOPED COMMON AREA (PRIVATE STREETS, DRIVEWAYS, PATIOS), UNDEVELOPED OPEN SPACE
BUILDING HEIGHT		28 FEET (2 STORY)
PARKING		2 PER UNIT (ATTACHED GARAGE) 8 GUEST SPACES 40 TOTAL SPACES
NOTE: ALL DEVELOPMENT IN THIS PUD IS SUBJECT TO THE STANDARD DENSITY AND DIMENSIONAL STANDARDS OF LAND USE CODE, WHICH IS APPLICABLE TO DEVELOPMENT IN THE RMF DISTRICT, EXCEPT AS SPECIFICALLY MODIFIED ABOVE.		

#### REFERENCES

- R-1 QUIT CLAIM DEED FROM CHARLES C. HENDERSON TO HENDERSON PROPERTIES, LLC. IN BOOK 0619, PAGE 141 AS RECORDED ON JANUARY 28, 2004.
- R-2 SURVEY RECORDED IN BOOK 0505, PAGE 429, 430 ON JUNE 20, 1997.
- R-3 RIM VILLAGE VISTAS SUBDIVISION, PHASES 1 & 2 RECORDED IN BOOK 641, PAGES 190-194 ON MARCH 4, 2005.
- R-4 RIM VILLAGE VISTAS SUBDIVISION PHASE 3 RECORDED

#### LEGEND

- ◆ FOUND SECTION MONUMENT AS NOTED
- SET 5/8" REBAR 2" ALUMINUM CAP MARKED 190107 - 2201 OR AS NOTED
- FOUND MONUMENT AS NOTED



MULTIFAMILY LOT #	ADDRESS	MULTIFAMILY LOT #	ADDRESS
10-A1	3853 S RED VALLEY CIRCLE	11-A1	3853 S RED VALLEY CIRCLE
10-A2	3853 S RED VALLEY CIRCLE	11-A2	3853 S RED VALLEY CIRCLE
10-A3	3853 S RED VALLEY CIRCLE	11-A3	3853 S RED VALLEY CIRCLE
10-A4	3853 S RED VALLEY CIRCLE	11-A4	3853 S RED VALLEY CIRCLE
10-A5	3853 S RED VALLEY CIRCLE	11-A5	3853 S RED VALLEY CIRCLE
10-A6	3853 S RED VALLEY CIRCLE	11-A6	3853 S RED VALLEY CIRCLE
10-A7	3853 S RED VALLEY CIRCLE	11-A7	3853 S RED VALLEY CIRCLE
10-A8	3853 S RED VALLEY CIRCLE	11-A8	3853 S RED VALLEY CIRCLE

#### STANDARD NOTES

- THE OWNER(S), DEVELOPER(S) AND/OR THE SUBDIVIDER(S) OF THE SUBDIVISION KNOWN AS RIM VILLAGE VISTAS, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:
- THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND PARKING AREAS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED DETENTION/RETENTION PONDS, THE OUTLET STRUCTURE, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY THE FLOWS. GRAND COUNTY SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AND INSPECT THESE FACILITIES. IF THE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE COSTS TO THE OWNER OF THE PROPERTY.
  - THE RIM VILLAGE VISTAS HOMEOWNERS ASSOCIATION OR AN ORGANIZATION OTHER THAN GRAND COUNTY SHALL HAVE LEGAL OWNERSHIP OF THE COMMON OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON OPEN SPACE.
  - EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL ROADS, DRIVEWAYS AND PARKING AREAS FOR ALL OFFICIAL EMERGENCY VEHICLES.
  - CERTAIN COVENANTS AND RESTRICTIONS FOR THIS PROPERTY WILL BE FILED IN THE OFFICE OF THE GRAND COUNTY RECORDS. IT IS HEREBY ACKNOWLEDGED THAT THE COUNTY HAS NO RESPONSIBILITY FOR ENFORCEMENT OF SAME. FURTHERMORE, ANY OF SAID COVENANTS AND RESTRICTIONS THAT WOULD HAVE THE EFFECT OF CREATING A LESS RESTRICTIVE DEVELOPMENT STANDARD THAN THOSE INCLUDED ON THIS PLAN OR OTHER COUNTY LAND USE REGULATION IS NULL AND VOID.
  - A HOMEOWNERS' ASSOCIATION OR OTHER ENTITY WITH ASSESSMENT AUTHORITY SHALL BE ESTABLISHED THAT WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL COMMON ELEMENTS, WHICH WILL INCLUDE THE DRIVEWAYS TO EACH UNIT. DOCUMENTS CREATING THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE THAT THOSE PORTIONS OF SUCH DOCUMENTS PERTAINING TO MAINTENANCE OF COMMON ELEMENTS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY COUNCIL.
  - MAINTAIN A TEN (10) FOOT BUILDING SETBACK FROM ALL PLAT BOUNDARY LINES.
  - TITLE REPORT FROM SOUTHEASTERN UTAH TITLE CO., ORDER NO. 58,851-G, EFFECTIVE DATE OCTOBER 26, 2015.
  - SUBJECT TO RIGHT, TITLE OR INTERESTS OF ANY KIND, TOGETHER WITH ANY ASSOCIATED RIGHTS TO MINE OR REMOVE SAID MINERALS, TITLE COMPANY DOES NOT PURPORT TO DISCLOSE DOCUMENTS OF RECORD PERTAINING TO THE ABOVE REFERENCED RIGHTS.
  - ANY CLAIM, RIGHT, TITLE OR INTEREST UNDER THE RESERVATION BY THE STATE OF UTAH OF COAL AND OTHER MINERAL DEPOSITS AS DISCLOSED IN THE PATENT NO. 20110, RECORDED MARCH 25, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001. THE TITLE COMPANY HAS NOT VERIFIED THE VESTED CURRENT OWNER OF THIS SEVERED INTEREST. A RESERVATION OF LEASE AS DISCLOSED IN THE PATENT RECORDED MARCH 25, 2008 IN BK 723 AT PG 424, AS ENTRY NO. 485001.
  - SUBJECT TO AN EASEMENT RESERVATION, ANY EXISTING RIGHTS OF WAY, INTEREST, RESERVATION OR EXCEPTION APPEARING OF RECORD AS DISCLOSED IN PATENT NO. 20110 RECORDED MARCH 25, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001.
  - SUBJECT TO ALL RIGHTS OF WAY FOR DITCHES, TUNNELS, AND TELEPHONE AND TRANSMISSION LINES THAT HAVE BEEN OR MAY BE CONSTRUCTED BY THE UNITED STATES AS PROVIDED BY STATUTE, AN AS DISCLOSED IN PATENT NO. 20110 RESCDED MARCH 24, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001.
  - AN EASEMENT ACROSS THE COMMON AREAS AND OPEN SPACES DEDICATED HEREON FOR UTILITIES.

DATE	03/08/2016	BY	bkb	REVISION	01
DATE	06/07/2016	BY	bkb	REVISION	02
DATE	06/16/2016	BY	bkb	REVISION	03

DATE	11/20/2015	DRAWN	K.A.
SCALE	1" = 30'	CHECKED	BB
		APPROVED	WFB

SOUDER, MILLER & ASSOCIATES, 11 N. MAIN STREET  
MOAB, UTAH, 84532 TELE: 970-243-6067  
Albuquerque - Las Cruces - Santa Fe, NM  
Cortez, CO - Farmington, NM

#### LEGAL DESCRIPTIONS

**PHASE 5**  
A PARCEL OF LAND LYING WITHIN THE NORTH HALF OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE TWENTY-TWO (22) EAST, S.L.M., GRAND COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
BEGINNING AT FOUND #5 1 1/4" CAP RED PLASTIC ILLEGIBLE AND BEING THE NORTHWEST CORNER OF RIM VILLAGE VISTAS SUBDIVISION PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, GRAND COUNTY, MARCH 16, 2007 IN BOOK 691, PAGE 278, AS ENTRY NO. 478615, WHENCE, A SPIKE IN A FENCEPOST ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 00°03'09" EAST, 1127.59 FEET;  
THENCE SOUTH 00°03'09" WEST, 201.25 FEET THE POINT OF BEGINNING;  
THENCE ALONG THE WESTERLY LINE OF RIM VILLAGE VISTAS PHASE 3, SOUTH 00°03'09" WEST, 394.48 FEET TO A RECOVERED #5 REBAR WITH 2" ALUMINUM CAP MARKED 190107-2201 ON THE NORTHERLY LINE OF RIM VILLAGE VISTAS PHASE 4;  
THENCE, SOUTH 59°19'00" WEST, 67.70 FEET;  
THENCE, NORTH 45°30'33" WEST, 235.59 FEET;  
THENCE, NORTH 14°30'53" WEST, 18.65 FEET;  
THENCE, 134.89 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 154°41'19", WITH A CHORD BEARING NORTH 16°28'53" EAST, A DISTANCE OF 97.57 FEET;  
THENCE, NORTH 33°55'37" EAST, 28.34 FEET;  
THENCE, 50.84 FEET ALONG THE ARC OF A 97.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°05'28", WITH A CHORD BEARING NORTH 15°30'16" EAST, A DISTANCE OF 50.36 FEET;  
THENCE, NORTH 00°27'32" EAST, 80.53 FEET;  
THENCE, SOUTH 89°54'50" EAST, 137.72 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 1.64 ACRES, MORE OR LESS.

#### APPROVAL CERTIFICATION:

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION AND COUNTY COUNCIL, IN THE FOLLOWING FORM, SHALL BE PLACED ON THE FINAL PLAT.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE GRAND COUNTY COUNCIL.

CHAIRMAN SIGNATURE \_\_\_\_\_ COUNTY RECORDER SIGNATURE \_\_\_\_\_

#### BASIS OF BEARINGS

BEARINGS ARE BASED ON A LINE BETWEEN BLM BRASS CAPS MONUMENTING THE NE CORNER AND THE NW CORNER OF SAID SECTION 27 (BEARING FROM VALLEY CONTROL = N89°56'01"W)

#### KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM F. BREWSTER, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 190107 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THOSE LANDS AS SHOWN HERE ON AND DESCRIBED BELOW, THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS RIM VILLAGE VISTAS SUBDIVISION PHASE 5 AND THAT SAID SURVEY HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE \_\_\_\_\_ WILLIAM F. BREWSTER

#### OWNERS & MORTGAGEE'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

#### RIM VILLAGE VISTAS SUBDIVISION PHASE 5

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ALL UTILITY EASEMENTS AS INTENDED FOR PUBLIC USE. ALL COMMON AREA AND OPEN SPACE, IMPROVED AND UNIMPROVED, IS RESERVED AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TO SERVICE RIM VILLAGE VISTAS SUBDIVISION.

IN WITNESS WHEREOF, I, \_\_\_\_\_ HAVE HERUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

MANAGER, RIM VILLAGE III, LLC

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF GRAND ) S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY